

# REQUEST FOR COUNCIL ACTION

MEETING

DATE: 8-18-03

165-

AGENDA SECTION:  
PUBLIC HEARINGSORIGINATING DEPT:  
PLANNING

ITEM NO.

E-4

ITEM DESCRIPTION: Zoning District Amendment #02-11 by West 80 Development LLC to amend the zoning from R-2 (Low Density Residential) to the M-1 (Mixed Commercial-Industrial) district on approximately 3.02 acres of land. The property is located north of 48<sup>th</sup> St. SW, west of TH 63 South and east of 11<sup>th</sup> Ave. SW.

PREPARED BY:  
Brent Svenby,  
Planner

August 11, 2003

NOTE: See staff report, referral comments and CPZC minutes from previous LUPA hearing.

**City Planning and Zoning Commission Recommendation:**

The City Planning and Zoning Commission held a public hearing on July 23, 2003 to consider this zone change. The Commission also reviewed a LUPA, GDP, conditional use permit and variances for the property.

The Commission reviewed the zone change request based on the criteria as included in the staff report and recommended approval, with staff suggested findings.

Motion by Mr. Staver, seconded by Ms. Petersson to recommend approval of Zoning District Amendment #02-11, with staff-recommended findings. Motion carried 7-0.

**Planning Staff Recommendation:**

See attached staff report dated July 17, 2003.

**Council Action Needed:**

***The Council should direct the City Attorney to prepare findings of fact reflecting the Council's decision on this zone change.***

***If the Council approves this zone change as petitioned, it should instruct the City Attorney to prepare an ordinance that can be adopted supported by findings of fact and conclusions of law to amend the Zoning for the property***

**Attachments:**

1. Staff Report dated July 17, 2003
2. Minutes of the July 23, 2003 CPZC Meeting (attached to the LUPA RCA)

**Distribution:**

1. City Administrator
2. City Attorney: Legal Description
3. Planning Department File
4. Applicant: This item will be considered sometime after 7:00 p.m. on Monday, August 18, 2003 in the Council/Board Chambers at the Government Center, 151 4th Street SE.
6. McGhie & Betts, Inc.

**COUNCIL ACTION:**

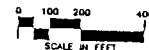
Motion By:

Seconded By:

Action:

LOT LINES AND LOT NUMBERS AS SHOWN ARE APPROXIMATE; ADDITIONAL OR FEWER LOTS OF DIFFERENT SIZES ARE INTENDED AND SHALL BE ALLOWED.

PLEASE SEE CITY OF ROCHESTER ZONING ORDINANCE FOR ALLOWED DENSITIES, INTENSITY AND LAND USES.



ENGINEERS  
SURVEYORS  
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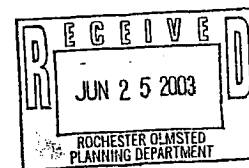
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

NUMBER \_\_\_\_\_ DATE \_\_\_\_\_

WEST 80 DEVELOPMENT

ROCHF --R, MINNESOTA

ZONE C: ANGE MAP



PROJECT  
NUMBER 7861  
COMPUTER  
FILE 7869ZONECHARGE  
DATE 06/25/03  
DRAWN BY WCD. WH  
CHECKED BY RL  
REVISIONS

**SHEET NUMBER**